



## chapter 4 Action Planning and Implementation of the Vision

### Introduction

#### Action Plans

- A Land Use Action Plan
- A Housing Action Plan
- An Economic Action Plan
- A Transportation Action Plan
- A Community Facilities and Services Action Plan
- A Public Utilities Action Plan
- A Natural and Cultural Resources Action Plan
- An Energy Conservation Action Plan

#### Interrelationship of Plan Components

#### Plan Compatibility with Adjacent Municipalities

#### Zoning and Subdivision Ordinance Review

#### Capital Improvements Program

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### Introduction

In order for Lower Paxton Township to achieve the vision that it desires for its residents, a number of policy and regulatory changes must occur. These Action Plans provide a detailed, action-based approach to making such changes. However, even the most stalwart municipality would struggle if each item were pursued. Therefore, those tasks that are believed to embody the greatest potential for community enhancement or improvement were selected for inclusion in the Capital Improvements Program (CIP). The CIP will provide the Board of Supervisors with immediate guidance for Lower Paxton Township.

### Action Plans

Action Plans answer the question “How can we change what we do today in order to become the community we want to be?” The Action Plans build on the goals and objectives developed earlier in the planning process to identify and recommend policies and tasks for change. There are seven Action Plans:

- A Land Use Action Plan and Future Land Use and Transportation Map
- A Housing Action Plan
- An Economic Action Plan
- A Transportation Action Plan and Bicycle-Pedestrian Conceptual Network Map
- A Community Facilities and Services Action Plan
- A Public Utilities Action Plan

#### A Natural and Cultural Resources Action Plan

#### An Energy Conservation Action Plan

In these Action Plans, the goals and objectives for each planning category are followed by policy statements and action strategies for the Township to implement, as well as other resources to assist in making the recommended changes.

#### *Land Use Action Plan and Future Land Use and Transportation Map*

The Land Use Action Plan and Future Land Use and Transportation Map work together to concentrate new development within existing service areas and work with other Action Plans and Maps to promote neighborhood connectivity, employment and recreation opportunities, and resource conservation. The Land Use Action Plan and Map promote additional residential capacity via new villages (traditional neighborhood developments, TNDs) and residential neighborhoods that infill existing undeveloped residential pockets at compatible suburban densities. The Land Use Action Plan also expands areas designated for business campus and neighborhood commercial services, while maintaining highway commercial areas along U.S. Route 22. Finally, the Land Use Action Plan and Map designate areas for resource conservation (Blue Mountain hillsides and ridgetops and floodplains) and for rural residential (low density) development. Special guidance is given to the PA Route 39 corridor, as this transportation route has become commercially attractive.

## Action Plan Definitions

**Goals (G)** are general statements of desirable future community conditions. When read as a list, goals comprehensively describe the desired character of the community. Each goal in the Action Plans is further expanded beneath the goal statement.

**Objectives (O)** are statements of direction to be taken toward accomplishing a goal. An objective may highlight a specific area of need, e.g. housing for seniors or traffic safety in residential neighborhoods.

**Policies** describe the intent of the objective (who, how, and why) in greater detail.

**Action Strategies** are the recommended tasks that are designed to assist the community making progress toward its goals.

**Methods, Tools, and References** provide techniques, publications and other resources that the community can use to accomplish each task.

**Partners and Funding Sources** provide community, technical, and financial support for recommended tasks. Partners can assist in programming improvements and/or in application for similar or complimentary grants to fund components of a task. They can also sponsor fund-raising or educational events or programs associated with a task or assist in publicity or public education.

## Action Plan Acronyms

For a list of acronyms used in the Action Plans, see page 4-45.

The following Future Land Use categories, as defined below, are used on the Lower Paxton Township Future Land Use and Transportation Map, Map 12. Conservation or open space design tools (see page 4-6) are readily applicable to each of these use categories and should be considered in future amendments to the Township's zoning ordinance.

### *Conservation*

Intent: Preserve mountain lands and floodplains

Application: Restrict all development from permitted uses; low density residential as a conditional use with a large-lot minimum

### *Recreation Facilities*

Intent: Provide recreational areas

Application: Provide for active and passive recreation at neighborhood, community and regional facilities

### *Rural Residential*

Intent: Protect rural character, i.e. conserve forested areas, while allowing limited development

Application: Permit low density residential use (2-acre lot minimum); utilize conservation/open space design tools

### *General Residential (GR)*

Intent: Promote residential development at densities compatible with historic development patterns

Application: Permit residential at three density levels; require available water and sewer service for development approval of a GR parcel

GR 1 – Large lot (min ½ acre, max 2 acres)

GR 2 – Medium lot (min ¼ acre, max 1 acre)

GR 3 – Small lot (min 1/5 acre, max ½ acre)

### *Traditional Neighborhood Development (TND)*

Intent: Promote integrated, mixed use pedestrian neighborhoods; mixed commercial/office/retail/residential uses in a village setting

Application: Permit integrated commercial/office/retail/

residential uses adjacent to other residential uses; require at least two residential densities

### *Neighborhood Commercial*

Intent: Promote redevelopment or investment in small scale existing or planned commercial services; small scale office/retail uses that emulate traditional Main Street character

Application: Permit office and retail uses up to a maximum size (e.g. 20,000 sf); encourage building re-use; manage new building proportions and aesthetics compatibility

### *Highway Commercial*

Intent: Manage large scale office/retail uses complexes to facilitate commercial vitality, access and traffic management

Application: Permit office and retail uses; encourage building re-use; manage new building proportions; encourage site improvements to connect adjacent neighborhoods (greenways through parking), infill development w/reduced or shared parking requirements

### *Business Campus*

Intent: Promote office development and expansion that complements adjacent uses (office and residential)

Application: Permit mixed office/light industrial/light retail with open space amenities that connect to/benefit adjacent campus sites and neighborhoods, e.g. greenways

### *Institutional Campus*

Intent: Promote institutional development and expansion that complements adjacent uses (primarily residential)

Application: Permit institutional development (civic and social service uses; business campus as conditional) with open space amenities that connect to/benefit adjacent campus sites and neighborhoods, e.g. greenways

### *Industrial Park*

Intent: Accommodate existing and future industrial development

Application: Permit light and heavy industrial uses

# Land Use Action Plan for Lower Paxton Township

**G-1** Strategically manage development with growth management tools and a clear understanding of desirable local growth.

Guide development (type and intensity) to locations where it will complement and benefit the Township community without unnecessary roadway and utility infrastructure impacts.

**O-1 Promote the Township's comprehensive plan and the future land use plan as the working guide for Township growth and development.**

## Policy

Publicize the Township's vision for desirable growth and community development.

## Township Action Strategies

Review the Future Land Use and Transportation Map and development strategies with large land-owners and developers in a workshop session.

Publish the comprehensive plan, including the Future Land Use and Transportation Map, on the Township website.

## Methods, Tools, and References

Township Future Workshop Session(s)

Township website

## Partners

Land owners, development community, Tri-County Regional Planning Commission, DCED

## Funding Sources

DCED, LPT

**O-2 Target growth to areas with existing infrastructure.**

## Policy

Guide development to areas with existing sewer, water and transportation facilities.

## Township Action Strategies

Coordinate sewer and water service area plans with the Future Land Use and Transportation Map.

Require or construct improvements to existing infrastructure prior to development construction.

## Methods, Tools, and References

Amendments to Act 537 Sewage Facilities Plan

Zoning Ordinance and Map amendments

## Partners

Development community; DEP (537 Plan); United Water; PENNDOT

## Funding Sources

LPT

## Innovative Land Use Concepts

Future land use for Lower Paxton Township provides several "innovative" concepts for good land use management.

Traditional Neighborhood Development (TND) is a concept that promotes mixed use pedestrian neighborhoods that also integrate commercial, office and neighborhood retail uses. TNDs encourage innovative design, advocate pedestrian-oriented travel, provide development opportunities for new or infill development, and can provide for development design guidelines.



*A proposed TND on the outskirts of Easton, PA*

Neighborhood Commercial Development provides for small scale office and retail uses that emulate traditional small town Main Street character.

Business and Institutional Campus Developments encourage the designation of open space areas and provide for necessary daily support services, e.g. food, child/adult care, and ancillary business services.

# Land Use Action Plan for Lower Paxton Township

## O-3 Encourage innovative, open space/conservation-oriented development.

### Policy

Encourage new development to preserve open space (fields, woodlands, wooded corridors, riparian buffers).

### Township Action Strategies

Provide incentives for developers to pursue open space/conservation development concepts, particularly in rural residential areas.

Define a small building envelope (the buildable area that remains after setbacks are applied) for large lot development districts, i.e. rural and low density residential development.

### Methods, Tools, and References

Zoning/Subdivision and Land Development Ordinance amendments

Better Site Design (A Handbook for Changing Development Rules in Your Community) - published by the Center for Watershed Protection ([www.cwp.org](http://www.cwp.org))

Proposed Design Guidance Manual (e.g. Open Space/Conservation Development Chapter)

Growing Greener: Conservation by Design by Randall Arendt and the Natural Lands Trust

Conservation Design for Subdivisions by Randall Arendt (Island Press)

### Partners

Development community, West Hanover Township (sample district), PCWEA, SCWA, Tri-County Regional Planning Commission

### Funding Sources

DCED (LUPTAP), LPT

## G-2 Conserve land resources and discourage commercial sprawl

Redevelop existing commercial lands to limit the unnecessary spread of developed areas and the associated traffic and stormwater impacts.

## O-1 Encourage building re-use and site redevelopment.

### Policy

Promote site reuse within Highway Commercial and Business Campus areas and discourage greenfield development, such as has been done with the re-use of the AMP facility (new Township municipal building) and Weis Markets (now Best Buy). Particular re-use areas include the U.S. Route 22 corridor and the Point Mall area.

### Township Action Strategies

Create incentives (e.g. municipal tax relief) for business opportunities in existing vacant buildings.

Create incentives (e.g. municipal tax relief) for business opportunities on existing vacant sites.

### Methods, Tools, and References

Zoning/Subdivision and Land Development Ordinance amendments to yield consistency with the Future Land Use and Transportation Map

Proposed Design Guidance Manual (e.g. Redevelopment Chapter)

### Partners

Development community, school district, CREDC

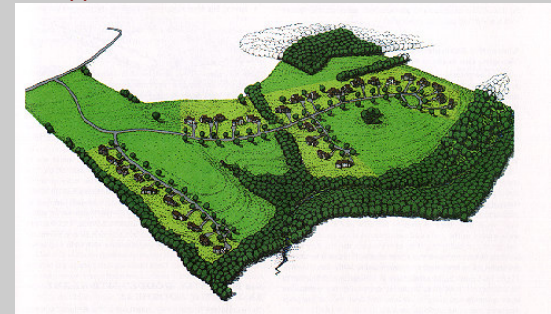
### Funding Sources

DCED (LUPTAP), CREDC

### *Growing Greener: Conservation by Design*

This publication by the Natural Lands Trust and their Senior Conservation Advisor, Randall Arendt, provides guidance for conservation land design standards. Arendt and the Natural Lands Trust have been leaders in Pennsylvania and elsewhere of encouraging local government officials to adopt new conservation design techniques that are effective in preserving open space. Conservation Design is a relatively simple technique for rearranging the density on each development parcel so that only half of the buildable land is consumed by homes and street. The remainder is left as open space for the homeowners and the community to enjoy. The same number of homes can be built in a manner that consumes much less land, allowing the remainder of the land to be protected and added to a network of community green spaces.

The key to implementing conservation design is to develop conservation zoning and conservation subdivision design based upon the models provided by the Natural Lands Trust. Conservation design techniques can be either required or used as optional techniques in various zoning districts. In Lower Paxton Township, these techniques should target the rural residential land use areas but could also be applied in other residential use areas.



*Image Source: Conservation Design For Subdivisions, R. Arendt*



# Land Use Action Plan for Lower Paxton Township

## G-3 Promote and enhance community character.

Conserve the Township's suburban pattern of residential neighborhoods, neighborhood commercial centers, and highway corridors.

## O-1 Manage PA Route 39/Linglestown Road in the Township as a business campus/neighborhood commercial services corridor.

### Policy

Promote development that complements residential neighborhoods and limits traffic impacts to PA Route 39/Linglestown Road.

### Township Action Strategies

Designate the PA Route 39 corridor in the Township for business campus and neighborhood commercial uses.

Promote PA Route 39 as a prime location for professional offices and discourage large-scale commercial-retail development (see Future Land Use and Transportation Map) through discussions with partners.

Provide design guidance to new development along the corridor.

### Methods, Tools, and References

Zoning/Subdivision and Land Development Ordinance amendments to yield consistency with the Future Land Use and Transportation Map

Proposed Design Guidance Manual (e.g. PA 39 Chapter)

### Partners

Development community, DCED, Dauphin County Department of Community and Economic Development, CREDC, Tri-County PA 39/743 Land Use/Transportation Study  
Architecture and landscape architecture community

### Funding Sources

DCED (LUPTAP)

## O-2 Preserve and enhance the existing neighborhood commercial services environment.

### Policy

Preserve opportunities for small scale, local office and retail business in locations shown on the Future Land Use and Transportation Map.

### Township Action Strategies

Designate neighborhood commercial service districts.

Provide design guidance to new development and redevelopment along the corridor to address highway access, building height/bulk, parking, landscaping, and signage.

Provide or retrofit neighborhoods commercial areas with pedestrian facilities and connections to adjacent neighborhoods.

### Methods, Tools, and References

Zoning/Subdivision and Land Development Ordinance amendments

Proposed Design Guidance Manual (e.g. Neighborhood Commercial District Chapter)

### Partners

CREDC, Business community, development community

### Funding Sources

DCED (LUPTAP)

## Land Use along the PA Route 39/Linglestown Road

Land use development along Linglestown Road has been a concern of Lower Paxton residents for many years and was again expressed during the comprehensive plan CPU meetings. Special care has been taken to provide for land uses that meet the needs of the community and protect the future development potential of Linglestown Road properties. This has taken the form of designating much of the area adjacent to the roadway for business campus uses (see Future Land Use and Transportation Map).

The intent is to foster Linglestown Road as an employment center or even as a burgeoning "technology center" that services Central Pennsylvania. Recognizing also that Linglestown Road needs to provide services to the housing and office developments along the roadway, specific areas need to be designated for neighborhood commercial services that are small in scale but can meet the needs of the adjacent neighborhoods. These uses should also be clustered around existing intersections to take advantage of the roadway access provided by these intersections. Further safety and mobility would be achieved by building a parallel access road (alley or local street) to help distribute vehicular traffic to the signalized intersections. This could be accomplished by public initiative or private development.



# Land Use Action Plan for Lower Paxton Township

## O-3 Support the development of new villages (as Traditional Neighborhood Developments, TNDs) in the Township.

<b>Policy</b>	Provide for mixed use development on large, undeveloped parcels (Key Opportunity Sites) as shown on the Future Land Use and Transportation Map.
<b>Township Action Strategies</b>	<p>Designate Traditional Neighborhood Development for Key Opportunity Sites with existing transportation access, such as along Colonial Road and Union Deposit Road, as shown on the Future Land Use and Transportation Map.</p> <p>Provide for multiple densities of residential uses and neighborhood commercial uses.</p> <p>Provide pedestrian facilities and connections to adjacent neighborhoods.</p>
<b>Methods, Tools, and References</b>	<p>Zoning/Subdivision and Land Development Ordinance amendments</p> <p>Township Future Workshop Session(s)</p>
<b>Partners</b>	Development community, large landowners
<b>Funding Sources</b>	LPT

## O-4 Preserve and promote green/open space throughout developed areas.

<b>Policy</b>	Integrate and expand green/open space within existing development.
<b>Township Action Strategies</b>	<p>Increase open space requirements in the Township's Subdivision and Land Development Ordinance.</p> <p>Modify landscape requirements in ordinances to install, maintain, and, as needed, replace landscaping, especially in shopping center parking lots, screening areas, and rear yards.</p> <p>Require redevelopment projects to incorporate/enhance open space in site re-design.</p> <p>Promote green space enhancement/greenway connections on existing properties. Acknowledge community enhancement efforts (e.g. with Township Community Enhancement Certificate/Award).</p> <p>Acquire conservation easements for riparian buffers, greenways, and other open spaces.</p>
<b>Methods, Tools, and References</b>	<p>Zoning/Subdivision and Land Development Ordinance amendments</p> <p>Easements, purchases, and land donations</p> <p>Greenway Plan</p> <p>Greenways/open space education</p>
<b>Partners</b>	<p>LPT Shade Tree Commission, PA Urban and Community Forestry Council</p> <p>Private landowners (residential, commercial, industrial, institutional)</p> <p>Watershed associations, civic/neighborhood associations, development community</p>
<b>Funding Sources</b>	DEP, DCED, Central PA Conservancy, PA Urban and Community Forest Council, National Tree Trust

### Traditional Neighborhood Development (TND)

Traditional Neighborhood Development (TND) provides a wide range of land uses and architectural styles that are people friendly. TND encourages new innovative design; advocates a pedestrian oriented community; provides for new or infill development (usually as an overlay zoning district); provides for a mix of uses that are compatible with one another; and provides for the extension of existing neighborhoods into the TND.

TNDs are usually implemented by use of an overlay zoning district and the development and adoption of design guidelines that will guide the developer in the development of the TND.



These land use policies and action strategies are intended to promote sound stewardship of the Township's land resources. They reflect the Township's increasingly urban development character and recommend changes to current policy that would enable a greater diversity and concentration of uses to support the efficient delivery of public utilities and transportation services. In some cases, such development concentration can be accompanied by open space conservation in order to preserve natural resource features and functions.

One land use topic of increasing concern is the impact of certain land uses on water supply resources. The quantity of water withdrawal by users can be an issue, particularly for its impact on shallower wells. This is true of mineral extraction operations. In addition, the stormwater runoff from some uses can impact both the quantity and quality of water returning to surface and groundwater sources. Commercial agriculture operations are a primary example.

State regulations provide one level of resource protection. However, individual municipalities need to provide sound land use planning and supplementary regulations to protect their needs, specifically.

"Lawful activities... are governed by state statutes regulating mineral extraction that specify replacement and restoration of water supplies affected by such activities."

PA MPC 2000

Land use decisions and the regulations that are intended to prevent or mitigate negative impacts on natural resources must consider the suitability of locations for these uses as well as the potential impacts that could result.

As Lower Paxton Township continues to grow, it will face an increasing demand for potable water for public water utilities and private wells. Due to its urbanizing character, the Township is an unlikely location for extraction and intensive agricultural operations. However, in the event that such operations do choose to locate in the Township, policies need to establish firm requirements and standards in order to protect its water supplies and other natural resources.

### Urban and Community Forestry

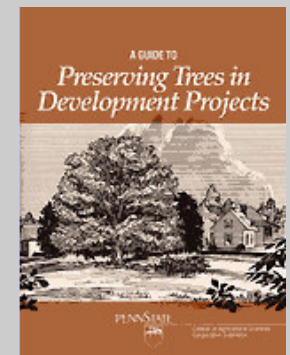
from PA Urban and Community Forestry Council  
<http://4trees.cas.psu.edu>

People are becoming more aware of how important plants, trees, and green spaces are to their quality of life. Trees clean the air, reduce the urban heat island effect, reduce energy costs, conserve soil, and beautify neighborhoods. They make shopping districts more inviting, enhance residential and commercial property values, and reflect the pride we take in our communities.

The following categories of grants for municipal tree commissions and volunteer organizations are designed to support education about trees and natural resources, tree planting and maintenance projects, and help communities develop long term programs to care for their trees.

Municipal Challenge Grants  
Community Improvement Grants  
Maintenance Grant  
Mini Grants  
Electric Utility grants

The Council hosts an annual conference and programs regional workshops throughout the year. The Council's website also includes a number of publications available for purchase or free download.



# Land Use Action Plan for Lower Paxton Township

## CPU Objectives and Action Strategies

### Colonial Park North (CPN)

#### CPN-1 Maintain and preserve residential neighborhoods as the predominate land use.

##### Policy

Allow continued residential development and limited commercial development while promoting green and open spaces throughout the CPU.

##### Township Action Strategies

Develop residential areas at densities consistent with existing adjacent neighborhoods.

Discourage rezoning of residential sites to commercial use, except in Traditional Neighborhood Developments (TNDs).

Encourage Traditional Neighborhood Development as shown on the Future Land Use and Transportation Map.  
Encourage innovative open space oriented design alternatives (conservation design applications) within undeveloped areas in the CPU.

##### Methods, Tools, and References

Zoning/Subdivision and Land Development Ordinance amendments to restrict commercial encroachment on residential neighborhoods, to maintain consistency of height/bulk patterns with existing homes, and to address property maintenance and landscaping.

Firm Adherence to revised Zoning Ordinance and Map

##### Partners

Neighborhood Associations

Development community, large landowners

##### Funding Sources

LPT

#### CPN-2 Maintain shopping and services that are convenient and diverse.

##### Policy

Maintain existing highway commercial uses and enhance visual character.

##### Township Action Strategies

Limit additional commercial-retail services to areas currently zoned for this use by restricting re-zoning for additional commercial uses.

Provide improved pedestrian access, landscaping and site amenities in new development.

Provide incentives for existing development to retrofit sites with improved pedestrian access and landscaping.

Encourage Traditional Neighborhood Development as shown on the Future Land Use and Transportation Map.

##### Methods, Tools, and References

Zoning/Subdivision and Land Development Ordinance amendments.

Firm Adherence to revised Zoning Ordinance and Map

##### Partners

Development community and neighborhood associations

Commercial landowners

##### Funding Sources

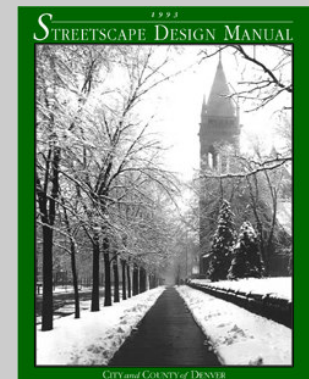
LPT

## Design Guidance Manual

The Municipalities Planning Code gives local jurisdictions the authority to designate where uses can develop and how development of the land can occur, however it does not give authority to specify what development should look like. Without this authority, many municipalities feel their hands are tied when new development contributes little or even detracts from the visual character and functional qualities of the community.

Across the nation, municipalities are applying new tools to guide development to benefit their communities. Illustrated ordinances and design manuals have been used to display the visual aspects of local character in architecture, site design, landscaping, bicycle and pedestrian facilities, and highway and streetscape design. A Design Guidance Manual could be used in Lower Paxton Township to present preferred design ideas for architectural styles, patterns, and details, conservation subdivisions, stormwater Best Management Practices (BMPs), and donated recreational lands. Such guidance could be applied across the Township or to specific zoning districts, use corridors, or neighborhoods.

While the Manual would not require developers to follow the guidelines, it would provide a visual description of what is most desirable for the community and offer ideas for enhancing submitted development plans.





# Land Use Action Plan for Lower Paxton Township

## Colonial Park South (CPS)

### CPS-1 Preserve the character of older neighborhoods.

#### Policy

Retain the existing visual character of the Colonial Park South neighborhoods.

#### Township Action Strategies

Establish preferred design guidelines for new development and redevelopment in the residential neighborhoods of the CPU.

#### Methods, Tools, and References

Proposed Design Guidance Manual (e.g. Neighborhood Commercial District Chapter)

#### Partners

Development, architecture and landscape architecture communities  
Commercial landowners

#### Funding Sources

LPT, DCED (LUPTAP)

### CPS-2 Reuse and renovate older commercial/retail sites.

#### Policy

Utilize and encourage reinvestment in existing commercially developed sites and infrastructure and discourage residential conversion.

#### Township Action Strategies

Limit additional commercial-retail services to areas currently zoned for this use.  
Work with local and regional economic development organizations to attract business development opportunities, e.g. through discussions with shopping center administrators.

#### Methods, Tools, and References

Incentives, reuse opportunity zones

#### Partners

Development communities  
CREDC/Susquehanna Chamber of Commerce, DCED, Dauphin County Department of Community and Economic Development

#### Funding Sources

LPT

## Linglestown (LIN)

### LIN-1 Conserve the unique character of the Village of Linglestown.

#### Policy

Maintain and improve the village character with the concepts in the Village of Linglestown Action Plan.

#### Township Action Strategies

Implement the land use and development/redevelopment components of the Village of Linglestown Action Plan.

#### Methods, Tools, and References

Zoning Ordinance amendment to adopt a village district  
Linglestown Square improvements



*A Colonial Park South neighborhood*

Private improvements to housing units in the brickyard neighborhood have been relatively unnoticeable, however at some point significant additions or redevelopment may affect the character of the neighborhood. Design guidance for this neighborhood might include preserving setback distances and on-street parking, use of brick in building facades, and front porch design ideas.

# Land Use Action Plan for Lower Paxton Township

## Partners

PENNDOT, Village of Linglestown Committee, LACA  
PA Route 39 resident and business communities

## Funding Sources

PENNDOT, DCED (LUPTAP), Village of Linglestown Committee, LACA

## LIN-2 Manage growth consistent with the Future Land Use and Transportation Map.

### Policy

Target growth that is compatible with existing development patterns to areas within the sewer service boundary and preserve the rural character of the Beaver Creek corridor and Blue Mountain with limited development and impacts.

### Township Action Strategies

Provide for growth in the CPU that is strategically planned and implemented.  
Develop residential areas at densities consistent with existing adjacent neighborhoods.  
Discourage rezoning of residential sites to commercial use.  
Encourage innovative open space oriented design alternatives (conservation design applications) within rural residential areas in the CPU.

### Methods, Tools, and References

Act 537 Sewage Facilities Plan, Zoning Ordinance amendments

### Partners

DEP; PENNDOT; Development community

### Funding Sources

LPT

## LIN-3 Preserve unique environmental features in the Linglestown CPU.

### Policy

Guide development to preserve unique natural and cultural features and to be consistent with their visual character.

### Township Action Strategies

Limit development on Blue Mountain .

### Methods, Tools, and References

Steep slope regulations; large lot zoning, fee simple purchase of land

### Partners

DCNR, property owners

### Funding Sources

Donations of land from private property owners to LPT and conservation groups

## Village of Linglestown



The Village of Linglestown Action Plan provides a specific plan for preservation and improvements to the Village, as developed by the Village of Linglestown Committee. As this comprehensive plan is being prepared, the Committee is currently working with the Township on two major projects: development of a new village district ordinance that would control zoning and land development activity in the Village; and a transportation design that would include a larger rotary at Linglestown Square and other improvements that would accommodate traffic flow through the Village.

The forested land cover of Blue Mountain has been identified as a valued part of the Township's character.



# Land Use Action Plan for Lower Paxton Township

## Northwest (NW)

### NW **Manage development densities and limit land use conflicts throughout the CPU.**

#### Policy

Protect residential neighborhoods from increased densities and other land use encroachments.

#### Township Action Strategies

Maintain residential neighborhoods as the core land use. Designate new residential development at low to medium densities similar to existing development patterns.

#### Methods, Tools, and References

Zoning Ordinance and map amendments

#### Partners

Development community

#### Funding Sources

LPT

## Paxtonia (PAX)

### PAX-1 **Encourage neighborhood services that are small scale, convenient and diverse along Jonestown Road.**

#### Policy

Provide neighborhood commercial services that are convenient and accessible to adjacent residential neighborhoods.

#### Township Action Strategies

Provide neighborhood commercial/retail services along the Jonestown Road Corridor.

#### Methods, Tools, and References

Zoning/Subdivision and Land Development Ordinance amendments for consistency with the Future Land Use and Transportation Map and access limitations/requirements

Business incentives for building reuse

Proposed Design Guidance Manual (e.g. Neighborhood Commercial District Chapter)

#### Partners

Development community; neighborhood associations; CREDC

#### Funding Sources

LPT, DCED (LUPTAP)

### PAX-2 **Manage growth by implementing the Township's Future Land Use and Transportation Map.**

#### Policy

Target growth that is compatible with existing development patterns to areas with public sewer and water and preserve the rural character of the Beaver Creek corridor.

#### Township Action Strategies

Provide for growth in the CPU that is strategically planned and implemented.

Develop residential areas at densities consistent with existing adjacent neighborhoods.

Discourage rezoning of residential sites to commercial use.

Encourage innovative open space oriented design alternatives (conservation design applications) within undeveloped areas in the CPU.

## Land Use along Jonestown Road (Paxtonia)

Currently Jonestown Road in the Paxtonia area is a mix of uses including retail, offices, some residential uses, and the U.S. Postal Service. During the CPU public involvement process residents expressed a desire for the Jonestown Road corridor to be improved as a neighborhood commercial area that would provide small scale commercial and retail services. They also stated that sidewalks would allow this areas to become a "downtown" for this area of the Township.



# Land Use Action Plan for Lower Paxton Township

Methods, Tools, and References
Zoning/Subdivision and Land Development Ordinance amendments
Firm Adherence to revised Zoning Ordinance and Map
Act 537 Sewage Facilities Plan Amendments

Partners
DEP, development community, SCWA, neighborhoods associations

Funding Sources
LPT

**Southeast (SE)**  
**SE     Manage growth by implementing the Township’s Future Land Use and Transportation Map.**

Policy
Target growth that is compatible with existing development patterns.

Township Action Strategies
Provide for growth in the CPU that is strategically planned and implemented.
Develop residential areas at densities consistent with existing adjacent neighborhoods.
Discourage rezoning of residential sites to commercial use.
Encourage innovative open space oriented design alternatives (conservation design applications) within undeveloped areas in the CPU.

Methods, Tools, and References
Zoning/Subdivision and Land Development Ordinance amendments
Act 537 Sewage Facilities Plan Amendments

Partners
DEP, development community, SCWA, neighborhood associations

Funding Sources
LPT

*Suburban development in the Southeast CPU*





# Land Use Action Plan for Lower Paxton Township

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## Union Deposit (UD)

### UD-1 Promote growth management in the commercial/retail sector.

#### Policy

Attract developers to re-usable sites with existing infrastructure.

#### Township Action Strategies

Designated reuse opportunity zones.

Work with local and regional economic development organizations to attract business development opportunities.

Provide incentives to developers via relief from certain Township requirements.

#### Methods, Tools, and References

Business incentives, reuse opportunity zones

Zoning Ordinance amendments

#### Partners

Development communities

CREDC, Susquehanna Chamber of Commerce, DCED, Dauphin County Department of Community and Economic Development

#### Funding Sources

LPT

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### UD-2 Retain single-family housing as the predominant residential type.

#### Policy

Enhance neighborhood residential character and facilities.

#### Township Action Strategies

Develop residential areas at low to medium densities consistent with existing adjacent neighborhoods.

Encourage innovative open space oriented design alternatives (conservation design applications) within undeveloped areas in the CPU.

Encourage Traditional Neighborhood Development as shown on the Future Land Use and Transportation Map.

#### Methods, Tools, and References

Zoning/Subdivision and Land Development Ordinance amendments

#### Partners

Development community, large landowners

#### Funding Sources

LPT

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# Housing Action Plan for Lower Paxton Township

## **G-1 Maintain the quality and diversity of the existing housing stock in the Township.**

Preserve the existing housing stock and coherent neighborhood housing patterns found in the older areas of the Township. Prevent deterioration and degradation by neglect.

### **O-1 Promote quality maintenance of the existing housing stock.**

#### **Policy**

Promote maintenance of housing stock over housing redevelopment.

#### **Township Action Strategies**

Continue to enforce Township building codes and property maintenance ordinances.

Educate residents on the impacts of the State Building Code and its enforcement in the Township.

Assist low-income residents in locating funding for property maintenance.

Annually review staff capacity to enforce codes and ordinances.

#### **Methods, Tools, and References**

Township Building Code

Zoning Ordinance

Township website (educational materials and links)

#### **Partners**

Neighborhood Associations, Dauphin County Housing Authority

#### **Funding Sources**

Same as partners

### **O-2 Encourage new housing development to provide diverse housing opportunities.**

#### **Policy**

Maintain a variety of housing sizes and types among new residential developments.

#### **Township Action Strategies**

Encourage the development of single family homes in a wide range of sizes and types and support the inclusion of multi-family homes in a range of sizes and types.

#### **Methods, Tools, and References**

Zoning Ordinance and Map amendments to support traditional neighborhood Development

Subdivision and Land Development Ordinance amendments

Proposed Design Guidance Manual (e.g. Housing Diversity Chapter)

#### **Partners**

Development Community, large landowners, Dauphin County Housing Authority

#### **Funding Sources**

DCED, Dauphin County Housing Authority

## *Housing Action Plan*

The Housing Action Plan emphasizes diversity among housing alternatives in Lower Paxton Township. The community identified the existing housing stock as diverse and desired to maintain this quality in new residential development. New development should expand this diversity by including more than one housing size, type, and cost in a given subdivision. Integration of housing sizes, types, and costs is particularly encouraged in the Traditional Neighborhood Developments (TNDs), i.e. new villages of the Township.



*A maturing neighborhood along Devonshire Road in the Colonial Park North CPU*

# Housing Action Plan for Lower Paxton Township

## **G-2 Provide housing alternatives for a variety of household compositions.**

Provide a housing alternatives for a variety of household sizes, family and non-family compositions, and incomes.

## **O-1 Provide housing alternatives for seniors.**

### **Policy**

Provide for independent, assisted, and skilled care housing opportunities (or development thereof) for senior and elderly residents.

### **Township Action Strategies**

Encourage the development of independent living facilities.

Encourage the development of assisted living facilities.

Encourage the development of skilled living facilities.

### **Methods, Tools, and References**

Zoning Ordinance and Map amendments

### **Partners**

Development community, Dauphin County DCED, CREDC, Dauphin County Housing Authority

### **Funding Sources**

Same as partners



The population of Pennsylvania is the second oldest in the United State (Florida has the oldest population). Lower Paxton is no exception as the entire population ages, especially the baby boomer generation. The demand for senior living facilities will increase to meet the different levels of care required by this group from independent living to skilled nursing. Lower Paxton needs to prepare for the senior population by providing opportunities for private developers to provide these types of facilities. The proposed Traditional Neighborhood Development and Institutional campus land uses each provide for senior living facilities that can meet the needs of our “graying” population.

# Economic Action Plan for Lower Paxton Township

## G-1 Encourage employment opportunities for Township residents.

Participate in local and regional discussions on developing and marketing economic development and redevelopment opportunities in the Township.

## O-1 Market established, vacant sites for re-use or re-development.

### Policy

Promote re-use or re-development of existing vacant commercial (highway or neighborhood), business campus or industrial sites in the Township .

### Township Action Strategies

Work with the Township business and professional association to initiate and explore economic development opportunities.

Work with existing local and regional economic development organizations.

Designate reuse opportunity zones with incentives for re-use or re-development.

### Methods, Tools, and References

Vacancy listing in hard copy and on Township website

Redevelopment incentives

### Partners

PA/Dauphin County DCED, CREDC, Business, industrial, and professional employers, commercial realtors, and land owners

### Funding Sources

Same as partners

## O-2 Market business campus sites (greenfields) to potential new commercial office development.

### Policy

Increase employment opportunities, expand the commercial tax base, minimize development impact to municipal services costs, and promote attractive development in the Township.

### Township Action Strategies

Work with the Township business and professional association to initiate and explore economic development opportunities.

Work with existing local and regional economic development organizations.

### Methods, Tools, and References

Future Land Use and Transportation Map

### Partners

PA/Dauphin County DCED, CREDC, Business, industrial, and professional employers, commercial realtors, and land owners

### Funding Sources

Same as partners

## Economic Action Plan

The Economic Action Plan focuses Township efforts on the vitality of existing commercial areas through occupancy and redevelopment as well as the pursuit of new commercial development for greenfield sites. The Economic Action Plan recommends that the Township work with its business and professional association to discuss economic development opportunities and to network with local and regional economic development organizations to draw corporate interest to the Township.



Olde Liberty Square was identified as one of the more attractive shopping and service centers in the Township. Its small scale design, good signage, and architectural details provide a comfortable environment for the driver and the pedestrian.



# Transportation Action Plan for Lower Paxton Township

## G-1 Continue to enforce traffic safety.

Provide for traffic safety throughout the Township.

## O-1 Manage traffic safety, especially in residential neighborhoods.

### Policy

Provide roadway improvements that will slow down traffic in residential areas and improve safety in Township neighborhoods.

### Township Action Strategies

Utilize traffic calming techniques in residential neighborhoods.

Retrofit older residential neighborhoods with traffic calming techniques.

Provide a menu of traffic calming techniques for use in new residential developments.

### Methods, Tools, and References

Subdivision and Land Development Ordinance amendments that require traffic calming measures

Traffic Calming Menu: techniques that are suitable for Lower Paxton Township (see page 4-30)

### Partners

Development community

### Funding Sources

LPT

## O-2 Promote police enforcement of traffic safety in residential neighborhoods.

### Policy

Assure that the Township Police Department has sufficient manpower allocated for residential neighborhood traffic safety enforcement and traffic safety planning/review.

### Township Action Strategies

Assure sufficient patrol units in residential neighborhoods, especially during the heavy traffic periods (AM and PM peak hours).

Involve the Township Police Department in the selection of techniques for the Traffic Calming Menu and during subdivision/land development review process.

Encourage the Township Police Department to work with neighborhood associations and Central Dauphin School District to determine and address traffic safety problem areas.

### Methods, Tools, and References

Menu of traffic calming techniques that are suitable for Lower Paxton Township neighborhoods

### Partners

Township Community Development staff, Township Public Works Department, Township Police Department, neighborhood associations, and Central Dauphin School District

### Funding Sources

LPT

## Transportation Action Plan

The Transportation Action Plan, Recommended Transportation Improvements Map, and Bicycle-Pedestrian Concept Map focus on improved connectivity among residents, businesses, institutions, and recreational sites; traffic safety; and roadway improvements. Special guidance is given to the traffic speeds, especially in residential neighborhoods, transportation alternatives (bicycle-pedestrian-transit travelers), and the U.S. Route 22 corridor.



The Township has installed traffic calming devices in various neighborhoods to reduce traffic speeds. The speed hump shown above and the curb and sidewalk shown below are two examples.



# Transportation Action Plan for Lower Paxton Township

## G-2 Maintain and improve the existing transportation network with scheduled projects to provide safe, efficient transportation facilities.

Develop a continuing program of roadway improvements that will facilitate the movement of people, goods and services throughout the Township and the region. Special attention should be given to improving north-south connectivity and movement in the Township.

### O-1 Program Township roadway improvements.

**Policy**  
Improve north-south access in the Township. Provide improved intersections and roadway shoulders, and limit access points. Design improvements to be consistent with Future Land Uses as shown on the Future Land Use and Transportation Map.

**Township Action Strategies**  
Improve Crums Mill Road – Consider re-alignment north of I-81 concurrent with any subdivision/land development plans for the area. Subdivision adjacent to the corridor should have a predominantly internal circulation plan with limited access points on Crums Mill Road.  
Evaluate roadway improvements along Patton Road to manage stormwater and manage Patton Road for safe access to the proposed Asper Farms development and Centennial Acres.  
Extend Deaven Road to Elderberry Lane.  
Extend Carolyn Street/Abbingdon Drive west to Colonial Road.  
Develop a conceptual road alignment that would connect Locust Lane to Devonshire Road through the Sheesley property and adjacent undeveloped tracts.  
Evaluate and improve Page Road north to Union Deposit Road.  
Extend Continental Drive as development occurs.  
Extend Genoa Court eastward from Blue Meadow Farms to Linglestown Road as development occurs.

**Methods, Tools, and References**  
Updated Township Transportation Plan  
Development and adoption of An Official Map with designated improvements and right-of-ways.

**Partners**  
Development Community, property owners

**Funding Sources**  
LPT, PENNDOT

### O-2 Work cooperatively with PENNDOT to evaluate and program state roadway improvements in the Township.

**Policy**  
Improve north-south access in the Township. Provide improved intersections and roadway shoulders, and limit access points. Design improvements to be consistent with the Future Land Use and Transportation Map.

### North–South Connections

Lower Paxton Township developed as a suburban community to the City of Harrisburg. Access to the Township was laid by a radial pattern of roads, such as U.S. Route 22, Linglestown Road, Union Deposit Road/Market Street, originating from the City. North – South access in the Township has been limited north-south access to Colonial Road and North Mountain Road. Nyes Road, Prince Street, Houcks Road and Rutherford Road have also provided some limited north-south access.

The Comprehensive Plan offers several new roadway extensions and improvements that would help to improve north-south access in the Township including the realignment and improvement of Crums Mill Road, extension of Nyes Road to U.S. Route 22 and a connection from Locust Lane to Devonshire Road through currently undeveloped properties (see photo below).



# Transportation Action Plan for Lower Paxton Township

## Township Action Strategies

Improve the Linglestown Square.  
Evaluate North Mountain Road corridor improvements that are consistent with future land use patterns (Neighborhood Commercial - see Future Land Use and Transportation Map) along the corridor.  
Align the intersection of Union Deposit Road and Nyes Road. Replace bridges as needed.  
Improve Union Deposit Road from Rutherford Road to Nyes Road.  
Extend Nyes Road from Jonestown Road to U.S. Route 22.

## Methods, Tools, and References

Updated Township Transportation Plan  
Development and adoption of An Official Township Map with designated improvements and right-of-ways.

## Partners

Development Community, PENNDOT, property owners

## Funding Sources

LPT, PENNDOT

## O-3 Program Township road intersection improvements.

### Policy

Improve safety and efficiency of traffic flow in the Township. Design improvements to be consistent with the Future Land Use and Transportation Map.

## Township Action Strategies

Realign Abbington Drive and Berwyn Drive for improved safety and traffic movement.  
Realign Crums Mill Road and McIntosh Road. Incorporate into proposed Crum Mills Road realignment project  
Evaluate Devonshire Road/Devonshire Heights Road concurrent with conceptual road alignment between Locust Lane and Devonshire Road.  
Evaluate intersection improvements for Locust Lane and Fairmont Drive.

## Methods, Tools, and References

Updated Township Transportation Plan  
Development and adoption of An Official Township Map with designated improvements and right-of-ways.

## Partners

Development Community, PENNDOT, property owners

## Funding Sources

LPT, PENNDOT

**Using the Official Map** for right-of-way preservation.

Article IV of the PA Municipalities Code empowers municipalities to prepare an "Official Map". The Official Map reserves land for future takings for a variety of uses such as public streets, parks and recreation facilities, pedestrian ways and easements, and stormwater management areas. The Official Map offers notice to the landowners that at some time in the future the Township may exercise their rights to acquire specific lands for public purposes. It is a good planning tool for the municipality and also allows the land owner to plan their property accordingly.

# Transportation Action Plan for Lower Paxton Township

## O-4 Participate in regional transportation studies.

### Policy

Contribute to and gain greater understanding of regional transportation patterns. Share ideas and concerns about local and regional future land uses and traffic management. Assist in the development of regional transportation plans that are consistent with the Township's land use and economic development goals and policies.

### Township Action Strategies

Participate in the PA 39/743 Land Use-Transportation Study.

Participate in the I-83 Master Planning process.

### Methods, Tools, and References

Regional Transportation Study and Master Plan Municipal Sessions

Development and adoption of An Official Map with designated improvements and right-of-ways.

### Partners

PENNDOT, Tri-County Regional Planning Commission, adjacent and regional municipalities

### Funding Sources

Same as partners, LPT

## G-3 Assure that pedestrians, bicyclists and transit riders can safely move throughout the Township.

Provide a network of sidewalks and pedestrian routes, bike paths and bike routes, bus stops and transit routes that allows community residents to travel within the Township.

## O-1 Provide for safe pedestrian access and travel.

### Policy

Provide sidewalks/pedestrian routes and street crossings to intra-connect neighborhoods and neighborhood facilities and services.

### Township Action Strategies

Minimize ordinance waivers for sidewalk requirements in new developments. Encourage sidewalk connectivity to existing, adjacent sidewalk systems.

Retrofit neighborhood commercial corridors (as shown on the Future Land Use and Transportation Map) with pedestrian facilities. Provide pedestrian facilities to connect these corridors to adjacent neighborhoods.

Survey neighborhoods identified in the visioning process for their desire for neighborhood sidewalks and implement the survey result.

### Methods, Tools, and References

Firm adherence to Subdivision and Land Development Ordinance regulations regarding sidewalk/pedestrian facilities provisions and revisions to encourage sidewalk connectivity

Transportation Alternatives Committee

Proposed Design Guidance Manual (e.g. Bicycle/Pedestrian/Transit Facilities Chapter)

### Partners

Development community

### Funding Sources

LPT, Developers, PENNDOT: Transportation Enhancements Program

## Regional Transportation Studies



Regional transportation studies can be overwhelming—so many users, so many destinations. Yet research and planning of regional corridors is needed to manage and maintain an operational highway network. Township participation in such efforts can help regional planners determine where traffic volumes and safe transportation alternatives can best be accommodated, where boulevard-style thoroughways can benefit local economies, and where large-scale improvements, such as realignments, can improve safety and distribute traffic congestion.



# Transportation Action Plan for Lower Paxton Township

## O-2 Provide for safe bicycle travel.

### Policy

Develop a bicycle/pedestrian network for the Township that interconnects neighborhoods and community facilities and services. Work cooperatively with Susquehanna Township to create connections that link Lower Paxton Township to the Capital Area Greenbelt. Begin with the Bicycle/Pedestrian Concept Map.

### Township Action Strategies

Develop and designate Township-wide bicycle routes on An Official Map. Consider routes identified by Harrisburg Area Transportation Study Bicycle/Pedestrian Transportation Plan (PA Route 39, Nyes Road, Union Deposit Road, and Rutherford/Houcks Roads, as shown on the Bicycle/Pedestrian/Greenway Concepts Map.

Work with neighborhood residents and partners to develop neighborhood (or CPU) bicycle routes and designate routes on An Official Map. See CPU Action Strategies.

Program bicycle route improvements. Coordinate with roadway improvements in the same location.

Promote share-the-road safety. Post bicycle/pedestrian network signs.

### Methods, Tools, and References

Transportation Alternatives Committee

Proposed Design Guidance Manual (e.g. Bicycle/Pedestrian/Transit Facilities Chapter)

### Partners

Civic/neighborhood associations, Harrisburg (PA) Bicycle Club, Dauphin County Department of Community and Economic Development, development community, business community

### Funding Sources

LPT, Developers, PENNDOT: Transportation Enhancements Program

## O-3 Encourage the enhancement of transit services in the Township.

### Policy

Work cooperatively with CAT and the Dauphin County Area Agency on Aging to promote the use of affordable transit as a viable transportation alternative, especially for the elderly, within the Township and within the CAT service area.

### Township Action Strategies

Work with CAT to explore additional/expanded routes.

Work with CAT to explore additional/expanded services (e.g. student rates, bike racks on buses).

Explore the possibility of expanding County-sponsored transit services.

### Methods, Tools, and References

Transportation Alternatives Committee

Proposed Design Guidance Manual (e.g. Bicycle/Pedestrian/Transit Facilities Chapter)

### Partners

CAT, Dauphin County Area Agency on Aging, civic/neighborhood associations, Harrisburg (PA) Bicycle Club, Dauphin County DCED

### Funding Sources

LPT, Developers, PENNDOT: Transportation Enhancements Program

### Safe Bicycle and Pedestrian Travel



This section of Locust Lane has been designated for Neighborhood Commercial uses in the Future Land Use Plan. Sidewalk additions or improvements would allow neighborhood residents and school students to access services along these few blocks without engaging in traffic patterns.

# Transportation Action Plan for Lower Paxton Township

## CPU Action Strategies for Bicycle and Pedestrian Objectives

### Colonial Park North

Work with neighborhood residents and partners to develop a bike path(s) within Colonial Park North. Consider routes along Crums Mill Road (with proposed improvements), Goose Valley Road, Colonial Club Road, Lockwillow Avenue, and Earl Drive (see Bicycle-Pedestrian Conceptual Network, Map 13).

### Colonial Park South

Work with neighborhood residents and partners to develop a bike path(s) within Colonial Park South. Consider routes along Londonderry Road, Rutherford Road, Houcks Road, Devonshire Road, and the road through Sheesley property (as proposed).

### Linglestown

Work with neighborhood residents and partners to develop a bike path(s) within the Linglestown CPU. Consider routes along North Mountain Road, Blue Ridge Avenue, North Blue Ribbon Avenue, Wenrich Street, Genoa Court extension (as proposed), Thomas Boulevard, Parkway East, and Rayview Drive.

### Northwest

Work with neighborhood residents and partners to develop a bike path(s) within the Northwest CPU. Consider routes along Parkway West, Carrollton Drive, Patton Road, Continental Drive, and Forest Hills Drive.

### Paxtonia

Work with neighborhood residents and partners to develop a bike path(s) within the Paxtonia CPU. Consider routes along North Blue Ribbon Avenue, Nyes Road (and extension as proposed), Devonshire Road and Devonshire Heights Road, including connections to the Thomas B. George, Jr. Park.

### Southeast

Work with neighborhood residents and partners to develop a bike path(s) within the Southeast CPU. Consider routes along Hunters Run Road, Red Top Road, Copperstone Road, Union Deposit Road, Conway Road, and Cider Press Lane.

### Union Deposit

Work with neighborhood residents and partners to develop a bike path(s) within the Union Deposit CPU. Consider routes along Londonderry Road, Central Dauphin School District properties, Lyters Lane, Spring Creek Road and Dowhower Road .



### Bicycle Paths and Routes

Bicycle facilities typically include on-road bicycle routes and off-road bicycle paths. These facilities allow residents of all ages to travel within neighborhoods, between neighborhoods, to nearby parks, schools and libraries, and even to places of employment. They are often used by pedestrians (walkers, joggers, and runners) as well.

Bicycle facilities are beneficial to the health of a community. They encourage physical fitness and resident interaction. They encourage residents to view their community with a closer eye and at a slower pace than from their 35+ mph vehicle, and they encourage users to explore the natural environment in which their community lives.

# Transportation Action Plan for Lower Paxton Township

## **Manage the US 22 corridor for transportation, transportation alternatives, and community character.**

### **G-4**

Work cooperatively with PENNDOT and transit authorities to provide for safe vehicular circulation, bicycle/pedestrian/transit access and a visually appealing travel experience.

### **O-1 Improve traffic flow and safety along the US 22 corridor.**

#### **Policy**

Provide for both local and through traffic efficiency along US 22.

#### **Township Action Strategies**

Encourage PENNDOT to improve signalized intersections with turning lights.

Promote shared access points along the US 22 corridor.

Restrict U-turns on the U.S. Route 22 corridor.

#### **Methods, Tools, and References**

Proposed Design Guidance Manual (e.g. US 22 Corridor Chapter)

#### **Partners**

PENNDOT, US 22 business community, development community

#### **Funding Sources**

Same as partners

### **O-2 Provide for transportation alternatives along and across the US 22 corridor.**

#### **Policy**

Provide safe access to the business community along US 22 for non-vehicular travelers.

#### **Township Action Strategies**

Develop a plan for safe, limited bicycle/pedestrian access along and across the US 22 corridor.

Work with CAT to enhance existing transit stop sites and to identify additional transit locations.

Work with partners and the U.S. Route 22 business community to explore the feasibility of a shopping transit service along the corridor.

#### **Methods, Tools, and References**

Transportation Alternatives Committee

Proposed Design Guidance Manual (e.g. Bicycle/Pedestrian/Transit Facilities Chapter)

#### **Partners**

CAT, Dauphin County Area Agency on Aging, Civic/neighborhood associations, Harrisburg (PA) Bicycle Club, Dauphin County DCED

#### **Funding Sources**

LPT, Developers, PENNDOT: Transportation Enhancements Program

### **Shopping Transit Service**

An innovative recommendation that came from the Planning Advisory Committee was the establishment of a “shopping transit service.” This service would provide bus/shuttle service along the U.S. Route 22 corridor to each of the shopping areas. The concept would allow a shopper to park in one location but have access via the shopping transit service area to other parts of the shopping complex and to other corridor retailers. This would be a regular service (perhaps only on weekends and holidays), that could reduce traffic flows and turning movements on U.S. Route 22. The service should be a collaborative effort between the Township, CAT, and the business community.

# Transportation Action Plan for Lower Paxton Township

## O-3 Improve the visual character of the U.S. Route 22 corridor.

### Policy

Promote the U.S. Route 22 corridor as a commercial boulevard. Enhance the corridor with medians and plantings.

### Township Action Strategies

Work cooperatively with partners to redesign the U.S. Route 22 corridor as a visually appealing and functional travel experience.

### Methods, Tools, and References

Medians and plantings, revised sign ordinance regulations  
Proposed Design Guidance Manual (e.g. U.S. Route 22 Corridor Chapter)

### Partners

PENNDOT, U.S. Route 22 business community, development community

### Funding Sources

Same as partners



Highway commercial uses and commercial signage typify the U.S. Route 22 corridor through most of Lower Paxton Township.

**Table 4-1**

### Sample Menu of Traffic Calming Techniques

Traffic Calming Technique	Benefit When Used	Estimated Costs*
Bulb-Out	Keeps vehicles from entering a neighborhood while still allowing egress	\$10,000
Diagonal Diverter	Discourages commuter traffic by forcing turns; returns streets to pedestrian use	\$85,000
Channelization	Prevents left turns from an arterial to a residential street	\$15,000
Guardrail closure	Eliminates through traffic	\$5,000
Speed humps	Promotes smooth flow of traffic at slow speeds	\$2,000
Speed Tables	Used at intersections, a speed table will reduce intersection approach speeds and result in improved intersection safety.	\$5,000
Chokers	Narrows the street to slow traffic, reduce pedestrian crossing times, improves safety	\$10,000
Chicanes	Curb bulb-outs at mid-block locations to reduce traffic speeds and improve safety	\$14,000



# Community Facilities and Services Action Plan for Lower Paxton Township

## **G-1 Encourage public/private partnerships for the provision of community services.**

Seek additional support for the increasing costs of maintaining and improving community services.

### **O-1 Continue to provide emergency medical services.**

#### **Policy**

Assure public safety through the local presence and operations of emergency medical service providers.

#### **Township Action Strategies**

Continue to support and seek partners to support the provision of emergency medical services.

#### **Methods, Tools, and References**

Public education on the cost of emergency medical services

#### **Partners**

EMS providers

#### **Funding Sources**

LPT

## **G-2 Enhance existing recreational areas and develop new recreational areas.**

Provide for a variety of recreational facilities and sites throughout the Township.

### **O-1 Develop facilities for the Thomas B. George, Jr. Park.**

#### **Policy**

Enhance regional park facilities in the Paxtonia area.

#### **Township Action Strategies**

Determine the recreational development opportunities for this site.

Determine the demand for recreational facilities and programs in the Linglestown and Paxtonia areas.

#### **Methods, Tools, and References**

Residents' Recreational Survey

#### **Partners**

LPT Parks and Recreation Board, other civic/neighborhood associations, Paxtonia business community

#### **Funding Sources**

Fee-in-lieu funding, DCNR, partners

### *Community Facilities and Services Action Plan*

The Community Facilities and Services Action Plan focuses on support for emergency medical services, recreational opportunities, and impacts to neighborhood and community character from existing and proposed development. As this comprehensive plan will serve as the recreation plan for the Township, much of this Action Plan is devoted to recreation. The Bicycle-Pedestrian Concept Map (Map 13, and shown in reference to the Future Land Use and Transportation Map) identifies key recreational sites, linkages and future opportunities.



### **Residents' Recreational Survey**

Residents' surveys can be valuable tools when planning community facility improvements. Since recreational activities changed significantly at the turn of the 21st century, from playgrounds and athletic courts to skate parks and nature trails, contemporary public surveys should reflect these recreational options. In addition, travel to and from recreational sites is an important component to consider in providing travel connections and safe routes and passages. Furthermore, where parks are located adjacent to business communities, employees and employers may have an interest in completing a similar survey and/or in assisting with design and funding, as these improvements are assets to their employees as well.

# Community Facilities and Services Action Plan for Lower Paxton Township

## O-2 Develop facilities for the Wolfersberger Tract.

<b>Policy</b>	Enhancement of regional park facilities in the Linglestown area.
<b>Township Action Strategies</b>	Determine the recreational development opportunities for this site. Determine the Township-wide demand for recreational facilities and programs.
<b>Methods, Tools, and References</b>	Residents' Recreational Survey
<b>Partners</b>	LPT Parks and Recreation Board, LACA, other civic/neighborhood associations, Linglestown business community
<b>Funding Sources</b>	EPA and DEP Environmental Education grants, DCNR, fee-in-lieu funding, conservation organizations

## O-3 Develop a regional park in the Northwest CPU.

<b>Policy</b>	Enhance regional park facilities in the Northwest and Colonial Park area.
<b>Township Action Strategies</b>	Identify potential park sites. Consider sites based on both resources for passive/nature-based recreation and level areas for athletic fields. Consider purchase of Mateer Fields and purchase/donation of a portion of Stabler lands.
<b>Methods, Tools, and References</b>	Residents' Recreational Survey
<b>Partners</b>	Civic associations, PCWEA
<b>Funding Sources</b>	DCNR, fee-in-lieu funding, foundations, conservancies, other local funding mechanisms

## O-4 Develop a regional park in the Southeast CPU.

<b>Policy</b>	Enhance regional park facilities in the Southeast area of the Township.
<b>Township Action Strategies</b>	Identify potential park sites. Consider sites based on both resources for passive/nature-based recreation and level areas for athletic fields, including Hodges Heights Park and alternative sites.
<b>Methods, Tools, and References</b>	Residents' Recreational Survey



*Wolfersberger Tract in the Linglestown CPU*



*A regional park is needed in the Northwest CPU or vicinity. What type of park would benefit the residents of this area?*

# Community Facilities and Services Action Plan for Lower Paxton Township

## Partners

Civic associations, SCWA

## Funding Sources

DCNR, fee-in-lieu funding, foundations, conservancies, other local funding mechanisms

## O-5 Establish a Township-wide bicycle/pedestrian network.

### Policy

Develop a bicycle/pedestrian network for the Township that interconnects neighborhoods and community facilities and services. Work cooperatively with Susquehanna Township to create connection that link Lower Paxton Township to the Capital Area Greenbelt. Begin with the Bicycle/Pedestrian/Greenway Concept Map, Figure 4-3.

### Township Action Strategies

Provide for a variety of recreational facilities and sites throughout the Township. See Transportation G-3 for Strategies, Methods, Tools, and References, Partners and Funding.

## G-3 Establish a preferred method of public input for proposed development.

Encourage local residents to offer input to the development process.

## O-1 Provide a model for developer/resident dialogue.

### Policy

Promote constructive dialogue about desirable future Township development.

### Township Action Strategies

Develop a detailed model for developer/resident dialogue. Make the model readily available to the development community.

### Methods, Tools, and References

Township Vision Session

### Partners

Development community, civic/neighborhood associations

### Funding Sources

DCED

# Community Facilities and Services Action Plan for Lower Paxton Township

## G-4 Promote community pride, cleanliness, and character.

Maintain and enhance the visual expression of a high quality of life and suburban-rural fringe character found in the Township.

### O-1 Encourage property maintenance.

#### Policy

Promote a well-maintained community landscape.

#### Township Action Strategies

Review and revise property maintenance ordinances.

Enforce building codes and property maintenance ordinances.

Establish a regular review of problematic properties by Township staff or committee.

#### Methods, Tools, and References

Zoning Ordinance amendments

#### Partners

Development community, civic/neighborhood associations

#### Funding Sources

LPT

### O-2 Assure that signs are regulated and compatible with community character.

#### Policy

Limit excessive signage that detracts from community character.

#### Township Action Strategies

Review and revise sign ordinance.

#### Methods, Tools, and References

Sign Ordinance revision

#### Partners

Business community, LPT

#### Funding Sources

LPT

### Sign Ordinance Revisions

Lower Paxton Township has been working on a complete overhaul of their current sign ordinance. This new ordinance, which is expected to be adopted in 2003, will offer many new and innovative approaches to signage development and control in the Township.



These billboards along PA Route 39/Linglestown Road are not compatible with the business campus and neighborhood commercial uses shown on the Future Land Use and Transportation Map. Such signage may be appropriate for the I-81 corridor but not for this neighborhood friendly route.

# Community Facilities and Services Action Plan for Lower Paxton Township

## O-3 Reduce light pollution.

Policy	Limit increased light pollution from new sources and minimize light pollution from existing sources.
Township Action Strategies	Develop and adopt an illumination ordinance. Offer incentives for property owners to retrofit or replace lighting fixtures that meet new regulations.
Methods, Tools, and References	Subdivision and Land Development Ordinance amendments
Partners	Business community, development community, adjacent municipalities, civic/neighborhood associations
Funding Sources	LPT



# Public Utilities Action Plan for Lower Paxton Township

## G-1 Guide growth with the availability of public utilities.

Accommodate future growth within the existing service areas of public utilities to minimize infrastructure expansion and associated costs.

## O-1 Promote extension of public water to sites within service areas.

**Policy**  
Provide reliable water supplies to all parcels within the public water service area.

**Township Action Strategies**  
Identify sites of non-service within the service area.  
Promote the extension of services to non-served sites.

**Methods, Tools, and References**  
GIS water service area and parcel data set comparison

**Partners**  
United Water

**Funding Sources**  
LPT

## O-2 Implement the Act 537 Plan recommendations, which include but are not limited to:

**Policy**  
Continue maintenance of the existing sewer collection and transmission system and protection of groundwater resources.

**Township Action Strategies**  
Continue to pursue approval of the revised Act 537 Plan, including construction of a Peak Excess Flow Treatment Facility (PEFTF).  
Development of a capital plan including future sequential upgrades of the conveyance system. These upgrades should be prioritized based on the need for system rehabilitation in older areas of the Township.  
Continue to pursue I/I reduction through continued maintenance of the existing conveyance system.  
Continue working with the Susquehanna Township Authority to monitor on-going I/I reduction progress and planning for alternative future solutions if I/I rehabilitation ceases to be cost-effective.

**Methods, Tools, and References**  
Act 537 Plan

**Partners**  
Susquehanna Township Authority, neighborhood associations

**Funding Sources**  
LPT

## Public Utilities Action Plan

The Public Utilities Action Plan emphasizes maintenance of the existing systems and service areas. This Action Plan also supports the Land Use Action Plan by limiting the extension of sewer service to areas where development is desired. This Action Plan also addresses stormwater as a resource to be managed and returned to its natural system.

# Public Utilities Action Plan for Lower Paxton Township

## **O-3 Limit the extension of sewer infrastructure.**

### **Policy**

Discourage development into the rural residential areas of the Township.

### **Township Action Strategies**

Designate a sewer service boundary in the Act 537 Plan that discourages sewer extension into rural residential areas.

### **Methods, Tools, and References**

Act 537 Plan

### **Partners**

Susquehanna Township Authority

### **Funding Sources**

LPT

## **G-2 Protect water supply resources.**

Protect surface and groundwater resources from impacts that would make them unsuitable for water supply sources.

## **O-1 Protect water supply resources for private wells and public wells and withdrawals.**

### **Policy**

Protect groundwater from pollution and promote groundwater recharge.

### **Township Action Strategies**

Participate in regional groundwater planning and management studies.

Promote recharge of local aquifers through reduced impervious coverage limits and increased stormwater retention options (BMPs) in new developments.

Provide incentives for existing sites to retrofit stormwater management facilities with BMPs to increase groundwater recharge.

### **Methods, Tools, and References**

Subdivision and Land Development ordinance amendments

### **Partners**

SRBC, PCWEA, SCWA

### **Funding Sources**

Same as partners



Large, flat open spaces such as this one offer multiple benefits to residents and their environment. On the weekends, this site is used for soccer and field games. During rain events, this site absorbs stormwater and snow melt, recharging the groundwater. Wildlife likely use the site as they emerge from the woodline in search of food.

# Public Utilities Action Plan for Lower Paxton Township

## O-2 Protect water supply resources for downstream communities.

<b>Policy</b>	Promote filtration/infiltration of overland stormwater flows to improve surface water quality and to promote groundwater recharge.
<b>Township Action Strategies</b>	Establish riparian buffers. Promote recharge of local aquifers.
<b>Methods, Tools, and References</b>	Donated/Purchased Conservation easements
<b>Partners</b>	SRBC, PCWEA, SCWA, Conservation district
<b>Funding Sources</b>	NRCS Buffers Program/Conservation Plant Materials Centers, PA Fish and Wildlife

## O-3 Reduce the need for and impacts of stormwater management.

<b>Policy</b>	Promote infiltration and improve stormwater quality and management techniques.
<b>Township Action Strategies</b>	Minimize impervious coverage controls to reduce stormwater volumes and resultant management needs and encourage the use of pervious surfaces . Require that stormwater management facilities are designed, constructed, and maintained to address both water quality and quantity issues. Encourage the use of best management practices for stormwater management on residential, commercial, industrial, and public properties.
<b>Methods, Tools, and References</b>	Review and revision of Act 167 Stormwater Management Plans and Stormwater Management Ordinances A Residents' Guide to Community Resource Conservation to promote private conservation efforts
<b>Partners</b>	DEP, Dauphin County, Developers, Engineers, PCWEA, SCWA, conservation district
<b>Funding Sources</b>	DEP, PENNVEST



Streams in the Township such as Nyes Run are part of larger stream networks that are used as water supply resources for downstream communities. Water resource conservation efforts in Lower Paxton Township will benefit local residents with enhanced green/open space and protect water quality for regional residents.

## Public Utilities Action Plan for Lower Paxton Township

### **G-3 Conserve material and energy resources.**

Reduce the consumption of physical resources and the need for disposal facilities.

#### **O-1 Continue waste reduction efforts.**

##### **Policy**

Reduce material waste and the demand for solid waste services and facilities that consume land resources.

##### **Township Action Strategies**

Continue curbside recycling programs.

Continue leaf and yard waste recycling efforts.

Continue bulk waste pick-up service.

Work with Dauphin County to implement a household hazardous waste disposal program.

##### **Methods, Tools, and References**

Act 101 Municipal Planning, Recycling, and Waste Reduction Regulations, waste disposal contract with Waste Management, Inc.

##### **Partners**

Dauphin County Solid Waste Management and Recycling, adjacent municipalities

##### **Funding Sources**

DEP, Dauphin County

# Natural and Cultural Resources Action Plan for Lower Paxton Township

## G-1 Protect natural resources from direct and indirect impacts of development.

While development of various types is part of our modern community, it should occur in ways that protect our natural resources from unnecessary impacts that degrade the resources and their environment.

## O-1 Protect stream corridors with riparian buffers.

### Policy

Utilize riparian buffers to protect water quality and aquatic habitat, provide wildlife corridors along waterways, and provide public access to waterways where appropriate and available.

### Township Action Strategies

- Establish wooded or grassland riparian buffers on public lands.
- Acquire conservation easements for riparian buffers on private lands.

### Methods, Tools, and References

- Site Planning for Urban Stream Protection (free download from [www.cwp.org](http://www.cwp.org))
- Conservation Easements donated to/purchased by Township or conservation organization
- Amendments to Zoning Ordinance and/or SLDO to provide for riparian buffers on public lands
- Proposed Residents' Guide to Community Resource Conservation to promote private conservation efforts

### Partners

- Dauphin County: Conservation District/Agriculture and Natural Resources Center, Cooperative Extension
- Watershed and civic associations: PCWEA, SCWA, LACA
- Private landowners

### Funding Sources

- Natural Resources Conservation Service (NRCS) Buffers Program, NRCS Conservation Plant Materials Centers, PA Fish and Wildlife, EPA and DEP Environmental Education grants

## O-2 Preserve woodland vegetation.

### Policy

Preserve wooded areas for wildlife habitat, groundwater recharge, visual buffering capacity, and nature-based recreation.

### Township Action Strategies

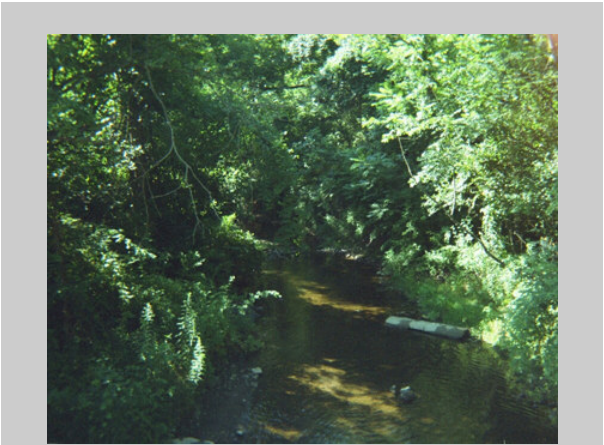
- Expand regulatory requirements for the clearing and replanting of wooded tracts.
- Identify and acquire desirable woodland property for public, nature-based recreation.
- Promote woodland planting and enhancement .
- Preserve selected woodlands through conservation easements.

### Methods, Tools, and References

- Revision of Zoning Ordinance and/or SLDO
- Conservation Easements
- Proposed Residents' Guide to Community Resource Conservation to promote private conservation efforts

## Natural and Cultural Resources Action Plan

The Natural and Cultural Resources Action Plan focuses on public and private efforts to conserve streams and woodlands, to interconnect the community with greenways, and to promote community identity and heritage. Stream and woodland conservation are key to retaining the remaining rural character of the Township. The Bicycle-Pedestrian-Greenway Conceptual Network Map identifies potential greenway linkages and conservation areas. Finally, new efforts that are underway to explore and celebrate the Township's heritage should be supported to enhance the Township's contemporary and historic identity.



Riparian buffers are undeveloped, naturally vegetated areas along streams, drainageways, and larger waterways. (Riparian means related to the river or waterway.) The vegetation of a riparian buffer holds soils in place, shades the water surface keeping water temperatures cool, helps rain (and stormwater) to penetrate the surface and recharge groundwater resources, and provides habitat and travel corridors for wildlife.



# Natural and Cultural Resources Action Plan for Lower Paxton Township

## Partners

Private land owners; PCWEA; SCWA; LACA

## Funding Sources

NRCS Forestry Incentives Program, U.S. Forest Service Stewardship Incentives Program

### O-3 Work cooperatively with local and regional partners to improve environmental health.

#### Policy

Partner with community interest groups and municipal neighbors to address environmental protection.

#### Township Action Strategies

Promote and participate in intermunicipal and civic dialogue regarding water resources (supply, quality, and management techniques).

Promote and participate in intermunicipal and civic dialogue regarding the forested condition of Blue Mountain.

Evaluate and implement cooperative recommendations to improve environmental health.

#### Methods, Tools, and References

Watershed plans, updated Act 167 plans, watershed awareness events

Regional Environmental Workshops/Focus Groups/Events - similar to previous events hosted by PCWEA

#### Partners

DEP, PA Environmental Council, watershed associations, adjacent municipalities, Dauphin County

#### Funding Sources

Same as partners

### O-4 Promote private efforts toward resource protection and conservation.

#### Policy

Encourage and support the private sector efforts of residents, businesses and other community stakeholders to protect and conserve natural resources on both private and public lands.

#### Township Action Strategies

Develop a Residents' Guide to Community Resource Conservation (pamphlet, brochure, booklet for distribution or download).

Partner with others for public education programs and events.

Publish (or provide links to) local environmental education on the Township website.

#### Methods, Tools, and References

Watershed plans

#### Partners

PCWEA, SCWA, adjacent municipalities, Dauphin County

DEP, PA Environmental Council

#### Funding Sources

Same as partners

## Residents' Guide to Community Resource Conservation

Conservation is everyone's business. While many of a community's natural resources are renewable, such renewal may take years or centuries once the damage has been done. Local governments typically do not have the budget, staff, or time to protect the vast number and variety of resources. Private interests, whether individual or corporate, can assist in resource protection, if they know how. A guide to conservation that focuses specifically on lands within the Township, or perhaps within a watershed, could provide interested parties with the knowledge needed to apply conservation techniques to their properties.

Such a guide could be designed as a one page fact sheet, a trifold pamphlet, or a multi-page brochure and produced in hardcopy and/or as a free download from the Township's website. Alternatively, a new page could be added to the Township's website, listing sites with conservation technique and application information. Links might include:

The Heritage Conservancy

<http://www.heritageconservancy.org>

The Natural Lands Trust

<http://www.natlands.org>

Alliance for the Chesapeake Bay - Bayscapes and Help the Bay programs

<http://www.acb-online.org>

# Natural and Cultural Resources Action Plan for Lower Paxton Township

## G-2 Interconnect the Township community with greenway connections.

Utilize greenways to interconnect the community with transportation alternatives, to conserve environmentally sensitive features, and to promote public awareness and appreciation for natural and cultural resources.

### O-1 Develop a township-wide greenway network.

**Policy**  
Promote greenways as a resource conservation tool, as potential locations for bike/hike trails, and as part of the Township landscape.

**Township Action Strategies**  
Develop a greenway plan.  
Establish the first greenway segment.  
Expand the greenway network.  
Acknowledge greenway partners (landowners, sponsors, contributors), e.g. with a Township Greenway Certificate.

**Methods, Tools, and References**  
Creating Connections: The Pennsylvania Greenways and Trails How-To Manual (by the PA Greenways Partnership)  
Impact of Rail-Trails: A Study of the Users and Property Owners from Three Trails (by Roger Moore)

**Partners**  
PCWEA, SCWA, LACA, civic groups, private land owners, developers  
Business community

**Funding Sources**  
DEP, DCNR, PENNDOT Transportation Enhancements Program  
PA Environmental Council

### O-2 Develop greenways in each CPU.

**Policy**  
Promote greenways as a resource conservation tool, as potential locations for bike/hike trails, and as part of the neighborhood landscape.

**Township Action Strategies**  
See CPU Strategies.

## Greenways

from the PA Greenways website  
[www.pagreenways.com](http://www.pagreenways.com)

Pennsylvania’s statewide Greenways Program defines the word “greenway” very broadly, and includes many kinds of linear corridors across the landscape. Although some greenways are trails (on land or water), others such as riparian buffer corridors are intended for environmental protection and are not designed for human use.

The Pennsylvania Greenways Program is a growing partnership of government and private organizations that are working together to establish a statewide greenways network. In 2001, former Governor Tom Ridge approved *Pennsylvania Greenways: An Action Plan for Creating Connections* and launched the new program with an Executive Order to provide assistance and support to local and regional partners who are involved with establishing and managing greenways. The new Greenways Program proposes state, county, and local targets for a statewide greenways network—a network of people and places.

Local greenway initiatives create important connections between neighborhoods and local destinations whether they are manmade like town centers and schools or natural like scenic vistas or nature preserves. A major goal of the Greenways Program is to identify and encourage linkages between and among local greenways, regional greenways and greenways of statewide importance. Urban, suburban and rural areas can each benefit from incorporating local greenways into their land use strategies.

# Natural and Cultural Resources Action Plan for Lower Paxton Township

## **G-3 Support and encourage the exploration and promotion of local heritage and cultural resources.**

Promote greater community identity and spirit through cultural events, understanding and resources.

### **O-1 Support and promote the efforts of local historical and civic organizations.**

#### **Policy**

Encourage local efforts toward preservation and celebration of community heritage.

#### **Township Action Strategies**

Suggest and support documentation of 20<sup>th</sup> century Township development history.

Support efforts to pursue applications to the National Register.

Incorporate sites of historical significance into the Township greenway plan.

#### **Methods, Tools, and References**

Townshipwide site/building inventory

Township Greenway Plan

#### **Partners**

LP Historical Society, LACA, other civic associations,

Dauphin County Historical Society

#### **Funding Sources**

PHMC, Preservation Pennsylvania

### **O-2 Continue support for implementation of the Linglestown Village Action Plan.**

#### **Policy**

Encourage development and redevelopment in the Village that complements the Village character.

#### **Township Action Strategies**

Work with the Village of Linglestown Committee to provide design guidance for development and redevelopment initiatives in the Village of Linglestown.

Incorporate the Village into the Township greenway.

#### **Methods, Tools, and References**

Design Guidance Manual

Zoning Ordinance amendments to designate appropriate uses for a village district

Township Greenway Plan

#### **Partners**

Village of Linglestown Committee, LP Historical Society, LACA, civic associations, PHMC, PA Route 39 resident and business community

#### **Funding Sources**

Preservation PA, PHMC



Memorials, such as this one, remind residents of history - local, state, and national. They recall our unity and strength in times of struggle and our spirit in times of victory. Memorial and civic sites are important to the everyday lives of residents and should be visible components of a community's landscape.



The Village of Linglestown has a worthy history and character that need not be sacrificed as the Township grows. In fact, the Village portrays many neo-traditional design ideas that could be applied to new villages, TNDs, throughout the Township.

# Energy Conservation Action Plan for Lower Paxton Township

## G-1 Demonstrate and encourage energy conservation.

### O-1 Demonstrate energy conservation in Township facilities and programs.

#### Policy

Make best use of source for information and advice on how to save energy.

#### Township Action Strategies

Review Township facilities and operations for ways to save energy.

#### Methods, Tools, and References

Conduct a survey of current energy use by reviewing energy conservation practices and conditions in each building and department.

Set energy use goals and priorities. Goals must be practical and policies must be related to the goals. An example goal of using 10 percent less energy could be achieved through a variety of policies, including maintaining a temperature of 68 degrees in p

Monitor energy use after goals and policies are established to determine progress. Revise goals and policies as needed.

Adjust heating, ventilation, air conditioning, and lighting components.

Modify buildings to include proper insulation, glazing, weather-stripping, and other improvements to increase energy efficiency.

Use energy efficient equipment and appliances, such as those that have received the Energy Star rating.

As vehicles are replaced, purchase more energy efficient models.

Use gas-saving, longer lasting radial tires on municipal vehicles. These tires produce less rolling friction—two to five percent less in city driving and seven percent less on highway driving.

Use life-cycle cost analysis in Township procurement procedures. This analysis considers the estimated lifetime operating cost of a price of equipment as part of the total equipment cost. For example, radial tires may have a higher initial cost than conventional tires. Over the life of the tires, radials may save enough to (more than) offset the initial higher cost.

#### Partners

None

#### Funding Sources

DEP

### Energy Conservation Plan

This plan acknowledges the Township’s awareness of the need to achieve effective energy conservation in order to manage energy costs and reliance upon energy for daily functions and activities. Energy use guidelines and techniques are described which Township officials, residents, businesses and industries, and developers and builder can use to help conserve energy.

The overall intent of the energy conservation plan is to encourage patterns of land use, site design, forms of transportation, and behaviors that conserve energy.

### Energy in Pennsylvania

DEP’s Energy in Pennsylvania website

<http://www.paenergy.state.pa.us>

provides information on DEP’s services, as well as links to other state agency resources.

### Department of Environmental Protection

The Office of Pollution Prevention and Compliance Assistance

Alternative Fuels Incentive Grants

Environment and Energy Challenge Grants

the State Energy Program

### Pennsylvania Public Utility Commission

Office of the Consumer Advocate

### Department of Public Welfare

Pennsylvania Low Income Home Energy Assistance Program.

### Department of Community and Economic Development

Weatherization programs

### Department of Aging

Information, referral and assistance to the elderly

Office of the State Fire Commissioner

Alternative home heating sources

# Energy Conservation Action Plan for Lower Paxton Township

**O-2** Apply energy conservation techniques and practices as standards for new development.

## Policy

Encourage community development that is energy conservation oriented.

## Township Action Strategies

Review the Township ordinances for policies that can encourage energy conservation, including a review of permitted development densities, development patterns and their relation to energy expended for travel, passive and solar heating opportunities through site design, building orientation, building construction, and landscaping.

## Methods, Tools, and References

Amendments to Township Zoning Ordinance and Subdivision and Land Development Ordinance.

## Partners

Development community, watershed and conservation organizations

## Funding Sources

DCED, LPT, DEP, DCNR



There are a number of local funding mechanisms that the Township and its partners could use to fund portions of or entire action strategy tasks. Some mechanisms tap into the public sector while others reach out to the private sector. Some focus on specific interest groups while others address the broadest sense of community. Table 4-2 lists several local funding mechanisms suitable for greenways funding, though many are also applicable for other community improvement projects. Source: [www.pagreenways.com](http://www.pagreenways.com)

<b>Table 4-2 Local Funding Mechanisms</b>	
<b>Local Funding Mechanisms</b>	<b>Application or description</b>
Taxes	Permanent or temporary sales tax
Impact Fees	Monetary one-time charges levied by a local government on new development through the subdivision or building permit process
Bond Referendums	Individual or consecutive referenda
Capital Improvements Program	Annual appropriation of Township budget
Private Sector Sources	Private foundations, corporations, and other conservation-minded benefactors
Local Businesses	Cash, services, equipment and labor, materials donations
Trail Sponsors	Sponsorship of project components (signs, fixtures, etc.)
Volunteer Work	For installation, maintenance, fundraising, etc
"Buy-a-Foot" Programs	Donations to cover a unit cost of construction, e.g. linear foot of greenway conservation
Developer Dedications	Such as open space or recreational donations
American Greenways DuPont Awards	Small grants for greenway design, planning, and development

#### Acronyms used in the Action Plans

BMP - Best Management Practice, regarding land management and maintenance practices  
 CREDC - Capital Region Economic Development Corporation  
 DCED - PA Department of Community and Economic Development  
 DCNR - PA Department of Conservation and Natural Resources  
 DEP - PA Department of Environmental Protection  
 EPA - U.S. Environmental Protection Agency  
 I/I - Infiltration and Inflow, regarding unintended inputs to the sewer collection and transmission system  
 LACA - Linglestown Area Civic Association  
 LPT - Lower Paxton Township  
 LUPTAP - Land Use Planning and Technical Assistance Program  
 NRCS - Natural Resources Conservation Service  
 PCWEA - Paxton Creek Watershed and Education Association  
 PENNDOT - PA Department of Transportation  
 PENNVEST - Pennsylvania Infrastructure Investment Authority  
 PHMC - Pennsylvania Historic and Museum Commission  
 SCWA - Swatara Creek Watershed Association  
 SRBC - Susquehanna River Basin Commission  
 TND - Traditional Neighborhood Development

## **Interrelationship of Plan Components**

Each of the planning components of the Comprehensive Plan—Land Use, Housing, Economic Development, Transportation, Community Facilities and Services, Parks and Recreation, Community Utilities, and Natural and Cultural Resources—has been developed with consideration of the interrelationships among them. Each Action Plan includes a number of strategies that implement the goals and objectives established for that particular planning component, and many of these strategies directly or indirectly support strategies in other interrelated Action Plans. Several examples are explained here.

The Land Use Action Plan clearly impacts other Township planning efforts. Land use decisions imply access, utilities service, and natural resource protection, at a minimum. Future Land Use directives considered the relevant availability of infrastructure and sensitivity of resources in making these decisions. Where greater transportation access or mobility is needed, transportation improvements and an updated Township Transportation Plan were recommended. Bicycle and pedestrian modes were also integrated with the Land Use Action Plan through particular connections between neighborhoods, neighborhood commercial services, community facilities and parks. In support of new development within existing utility service areas, the Utilities Action Plan recommends continued pursuit of approval for the Act 537 Sewage Facilities Plan and continued maintenance and upgrade of the collection and transmission system. In order to preserve the natural resources and rural character that still dominate the Township along the Beaver Creek corridor and along the base of much of Blue Mountain, utility expansion and higher density development are not recommended.

The Housing Action Plan supports the preservation of residential neighborhoods, as outlined in the Land Use Action Plan. While businesses and institutions may be located adjacent to existing and future neighborhoods, they are encouraged to provide neighborly amenities, e.g. open spaces and walking trails, that unify rather than divide the Township community.

The Economic Development Action Plan complements the Land Use Action Plan by focusing on commercial and industrial re-use in order to preserve remaining open space and reduce the need for significant transportation improvements. One exception to this focus is a new business campus district and related transportation improvements that have been recommended along the Township's border with Susquehanna Township, where similar uses have already been established.

The Parks and Recreation recommendations under Community Facilities and Services are interrelated to the Land Use and Natural and Cultural Resources Action Plans. While bicycle and pedestrian routes provide on-road or roadside access to community destinations, greenways were programmed to make additional and enhanced travel connections via stream corridors, drainageways, and proposed easements or rights-of-way, as well as to preserve environmentally sensitive lands from development. New parks are advised to program passive, nature-based recreation opportunities that can occur in natural areas that are sensitive to more intensive development.

Each Action Plan could be implemented independently. However, the results may appear disorganized and untimely. The Action Plans are purposefully interrelated to create the greatest benefit for the Township community. A coordinated implementation effort will be needed to achieve the vision and goals established by and for the Township in this Comprehensive Plan—to support appropriate new development, provide services and infrastructure, as needed, and protect sensitive resources.

## **Plan Compatibility with Adjacent Municipalities**

### ***Middle Paxton Township, Dauphin County***

The 1998 Middle Paxton Township Comprehensive Plan characterizes the Township as a bedroom community for those who work in the Greater Harrisburg Area and outlines goals to maintain its rural atmosphere through limited development. Adjacent areas in Lower Paxton Township have been designated as conservation, strictly limiting new development. The expansion of lands with public access along the ridge of Blue Mountain (see

Susquehanna Township) may make this area more appealing for hikers, bicyclists, and other recreationists. A bicycle route to the ridge has been included on the Bicycle-Pedestrian Conceptual Network (Map 13).

### ***South Hanover Township, Dauphin County***

Adjacent uses in South Hanover Township are typically residential and agricultural in nature. The Beaver Creek corridor provides a natural buffer between the two Townships, even though the uses are generally compatible. The capacity and alignment of Nyes Road is a naturally limiting factor to growth in this area.

### ***Susquehanna Township, Dauphin County***

Susquehanna Township's 2000 Comprehensive Plan identifies open space corridors, suggests conservation areas for greenways, historic preservation, bicycle and pedestrian networks, and recommends interconnecting streets in the vicinity of Union Deposit Road to reduce traffic congestion. These ideas are relevant to cooperative and collaborative planning and implementation between the Townships. Specifically, the Boyd Big Tree Conservation Area is to be expanded by nearly 80 acres. Due to the recreational opportunities available here, this public access area should be integrated into the Townships' bicycle-pedestrian and greenway networks.

The new business campus district proposed for the Stabler Lands in Lower Paxton Township is consistent with existing business park development in Susquehanna Township.

### ***Swatara Township, Dauphin County***

Swatara Township's planning efforts include themes similar to this Comprehensive Plan. Potential development sites, similar to KOSs, have been identified and low-density residential development is anticipated in most of these areas. Pedestrian friendly, human-scale environments are proposed for commercial villages, much like the Neighborhood Commercial Services District of the Land Use Action Plan.

There are potential opportunities for the two Townships to work cooperatively, particularly in regards to circulation. The Townships would benefit from a

cooperative effort to address future access needs in the area surrounding Rutherford Heights. Pedestrian and bike activity areas and corridors are proposed as part of Swatara's revised comprehensive plan. Coordinated planning between Lower Paxton and Swatara Townships could result in an integrated pedestrian/bicycle network for the residents of this area.

### *West Hanover Township, Dauphin County*

Land uses and zoning in West Hanover Township are generally consistent with the Land Use Action Plan for Lower Paxton Township. Revisions to the 1992 Comprehensive Plan are not expected to change this consistency, though both Townships may receive some development pressure in light of the new Central Dauphin High School in West Hanover Township. As stated in Chapter 2, additional residential development proposals have been submitted, totaling approximately 1200 new homes.

West Hanover Township has completed a plan for open space conservation and recreational networks to connect open spaces with pedestrian and bike paths. Opportunities to connect the Townships' conservation and recreation networks for greater regional gain are identified on the Bicycle-Pedestrian Conceptual Network (Map 13). Lower Paxton Township has made initial contacts with neighboring municipalities to consider a greenway along Beaver Creak, linking to the Swatara Creek in the south, and the future Central Dauphin High School and Blue Mountain trails in the north.

### *Dauphin County*

The County Comprehensive Plan is currently being updated from its 1992 predecessor with adoption anticipated in 2004.

The Regional Growth Management Strategy developed by the Tri-County Planning Commission (Cumberland, Dauphin, and Perry Counties) will guide key components of the new County Comprehensive Plan in regards to focusing development and redevelopment in targeted districts. This appears to be consistent with the KOS and commercial re-use focus of the Lower Paxton Township Land Use Action Plan.

## **Zoning and Subdivision Ordinance Review**

Lower Paxton Township's Zoning and Subdivision and Land Development regulations are included in Part Eleven – Planning and Zoning Code of the Lower Paxton Codified Ordinances. Part Eleven is organized into a series of Titles including:

- Title One – Planning
- Title Three – Subdivision and Land Development Regulations
- Title Five – Zoning Administration
- Title Seven – Zoning District and Maps
- Title Nine – Zoning District Regulations
- Title Eleven – Zoning General Provisions

The current Planning and Zoning Code is over 25 years old but has been amended frequently during that period to insert new provisions or amend current regulations.

Overall the Planning and Zoning Code should be rewritten and reorganized. Much of the terminology, regulations and requirements in the document are out of date and do not reflect current planning and zoning requirements and regulations. Also since the current Planning and Zoning Code has been significantly amended over the years many of the provisions are treated as separate ordinances and have not been incorporated into the body of either the subdivision or land development title or the zoning titles.

The Code needs to be put into a more user friendly format that will make the Code easier to use and interpret. The revised Code should also be richly illustrated with samples of dimensions and layouts that will provide additional information for the user.

**Recommendation:** Reorganize, word process and provide illustrations as needed.

### *Title One – Planning*

Most of Title One appears to be over thirty years old. This Title contains four articles which address the Planning Commission organization, objectives, the comprehensive plan and Planning and Zoning definitions.

Because of the age of Title One, there is little consistency between Title One and the current version of the PA Municipalities Planning Code which was significantly amended in 2000. The other major shortcoming in this section lies in the definitions. Definitions are very important in the regulatory process, especially during enforcement or litigation. The current definitions list needs to be reviewed and expanded to reflect current planning and zoning terminology and also to reflect the current body of ordinances in place.

**Recommendation:** Take the organizational information regarding the planning commission and blend it into a section that would cover zoning administration in the Township. The definitions section should be placed in a separate Ordinance of Definitions that covers definitions for zoning and subdivision and land development procedures.

### *Title Three – Subdivision and Land Development Regulations*

Title Three is divided into 9 Articles that set forth the requirements for subdivision and land development in the Township.

#### Sketch Plans

Title Three is currently silent on the submission of Sketch Plans. The Pennsylvania Municipalities Code provides for sketch plan submission but they are not required. However they are a good device for early plan review. They do not need to be required nor shall they be approved or rejected. They are for informational purposes only but they provide an initial review of a proposed plan.

**Recommendation:** Provide procedures and specifications for sketch plan submissions.

### Requirements for Preliminary and Final Plans

The current requirements for preliminary and final plans need to be reviewed to determine if sufficient information is being provided to properly review and assess plans by the Township. The current ordinance allows land developers to prepare most of the engineering for the site at the final plan stage rather than the preliminary plan stage. Many municipalities have begun to place more emphasis on more engineering being performed at the preliminary stage so that the plan can be given a more thorough review at the preliminary stage rather than at the final stage after the plan has already been given preliminary approval.

### Supplemental Studies

Many subdivision and land development ordinances have included the requirement for supplemental studies as part of the plan review process. Supplemental reports can include: sewage facilities plan revision (Part of the Act 537 Plan amendment process); groundwater supply report, where applicable; steep slope report, where applicable; traffic impact report (with specified requirements); parks and recreation report; archaeological and historical features report; identification of important natural habitats; and adequacy of fire protection for the proposed project.

**Recommendation:** Update and revise preliminary and final plan specifications. Incorporate supplemental report requirements as necessary.

### Procedures for Plan Submission, Review and Approval

The ordinance should specifically state the circumstances under which a subdivision/land development plan is to be filed; application requirements; distribution of the plans; action required by the Township; action required by the Planning Commission and the action required by the Board of Supervisors. Any requirements for approvals or denials should meet the provisions of the Pennsylvania Municipalities Planning Code. Article 1115 also provides filing fees for single structure development plans.

**Recommendation:** Review and revise plan submission procedures as necessary. Place all fee related information in an administration Article that would be created in the revised ordinance. Also place no actual fee information in the ordinance. Fees should be reviewed and revised on an annual basis and would be the subject of a separate action by the Board of Supervisors.

### Design Standards

This section needs to be reviewed to confirm that the Township has kept current with the latest design requirements for streets and roads, shoulders, berms, gutters, sidewalks, bridges, driveways, and inspection fees.

**Recommendation:** Assure that the Township is current with PENNDOT Publication 408 requirements for roadway construction. Provide for bridge design standards according to PENNDOT requirements. Review and update access drive requirements. Provide requirements for utility easements.

Also the design requirements in the Subdivision and Land Development Ordinance should take into consideration alternative requirements for any new zoning district such as Traditional Neighborhood Development and open space/conservation design districts that would have alternate requirements for roadways and other design elements.

### Improvements and Improvement Guarantees

**Recommendation:** A new article should be incorporated into the Subdivision and Land Development Ordinance that addresses improvement requirements. These would include specifications for monuments and markers; street names and street signs; minimum requirements for landscaping and buffer yards; performance requirements (letter of credit, bonds, etc.); procedures for release or reduction of financial security; and dedication and maintenance.

### Subdivision and Land Development Administration

**Recommendation:** Provide a new Article for administration of the Subdivision and Land Development Ordinance. This would include: enforcement, modifications to the ordinance, fees, penalties and appeals. Also applications and plan certificates should be incorporated into the Code.

### Title Five – Zoning Administration

This Title provides regulations for interpretation of the Zoning Ordinance; permits, enforcement and penalty; Zoning Hearing Board procedures; and appeals. The Code is either very brief in administrative guidance, defers to the Pennsylvania Municipalities Code or is absent of many of the procedures that should be included in a current Zoning Administration Section of a Zoning Ordinance.

**Recommendation:** Zoning Administration should be organized into one title. Sections in the new title should include: requirements for building permits; procedures and requirements for a new structure or the changed use of a structure or the land; identification of the appeals process to the Zoning Hearing Board; requirements for hearings including notice and conduct that are consistent with the Pennsylvania Municipalities Planning Code; decision procedures; powers and duties of the Board of Supervisors regarding zoning matters; Planning Commission powers and duties regarding zoning; Zoning Hearing Board powers and duties consistent with the Pennsylvania Municipalities Code; procedures for hearing special exceptions and variances; Zoning Officer powers and duties; Township Engineer powers and duties; and amendment procedures to the Zoning Ordinance.



## *Title Seven – Zoning District and Maps and*

### *Title Nine – Zoning District Regulations*

Title Seven and Title Nine provide the regulations for the various zoning districts in Lower Paxton Township.

**Recommendation:** The Comprehensive Plan recommends a number of future land use designations. The Township Zoning Ordinance should be amended to be consistent with the Comprehensive Plan and the Future Land Use and Transportation Map. The Zoning Ordinance would need to be amended to reflect the new or revised zoning districts. Also the presentation of the zoning districts should be reorganized to make them more user friendly. Each district should be illustrated to represent dimensional requirements and regulations as a guide for users of the ordinances. Each zoning district needs to provide for conditional uses or special exceptions. These need to be identified and the conditions of each identified in another part of the ordinance that covers specific criteria for special exceptions and conditional uses. Current conditional uses in the Zoning Ordinance need to be reviewed, revised and possibly expanded. Also consider potential greater use of special exceptions which are ruled on by the Zoning Hearing Board.

Several of the districts that would require special attention would be: Floodplain Conservation District (does it meet current state and federal requirements); Steep Slope Conservation District (does it provide the protection for Blue Mountain and other areas envisioned in the Comprehensive Plan); Residential Cluster District (upgrade using the conservation by design guidelines from the Natural Lands Trust); Traditional Neighborhood District (new mixed use district using TND concepts as provided in the 2000 amendments to the Pennsylvania Municipalities Planning Code).

## *Title Eleven – Zoning General Provisions*

Title Eleven – Zoning General Provisions provides supplemental regulations that support requirements in the zoning districts. Items in the current Title Eleven include: signs; mobile homes and mobile home parks; off-street parking; fences and pool enclosures; condominiums; conditional uses; microwave antennas; timber harvesting; and antenna support structures.

**Recommendation:** The Township expects to adopt a new sign ordinance in 2003. Review and improve requirements for wireless communications in the Township including the regulation of towers and antennas. Provide regulations for accessory structures, upgrade general buffer and screening/landscaping requirements; provide performance standards for regulating illumination, and set forth regulations for animals and animal structures. Also review off-street parking and loading requirements to insure they are consistent with current standards and review the mobile home and mobile home park requirements.

### *Nonconforming Uses*

**Recommendation:** The Zoning Ordinance needs to provide a section that addresses nonconforming uses and buildings. This should include a record of existing nonconforming lots in the Township. All nonconforming lots in the Township should be registered through this process.

## **Capital Improvements Program**

A Capital Improvements Program (CIP) has been prepared to assist the Township in prioritizing the various tasks listed in the Action Plans. While not all tasks are programmed here, those tasks that are believed to embody the greatest potential for community enhancement or improvement were selected for the CIP. In the event that the Township successfully accomplishes its annual tasks, the staff may return to the Action Plans to select additional projects.

The CIP is programmed in two year periods through 2012 and its schedule has been categorized as follows:

### *Township Vision*

Tasks related to promoting the desired outcome of planning and development activities in the Township. The suggested annual Comprehensive Plan promotion event could be a January workshop/open house hosted by the Planning Commission with special invitation to Key Opportunity Site land owners and open to the public to review the Future Land Use Plan and to discuss development and conservation ideas. Such an annual event would keep the Comprehensive Plan at the forefront of the community's attention.

### *Regulations*

Tasks related to updating, re-writing, or revising development regulations

### *Plans for Implementation*

Tasks related to infrastructure planning, e.g. transportation, sewer service, and stormwater management planning

### *Public Education*

Tasks related to educating residents regarding private efforts toward the Township community vision and regarding future planning activities, e.g. greenways



Capital Improvements Program for Lower Paxton Township					
	2003/2004	2005/2006	2007/2008	2009/2010	2011/2012
<b>Township Vision</b>					
Comprehensive Plan Promotion (1 annual event; 2012 Update Promotion)					
Design Guidance Manual					
<b>Regulations</b>					
Revise Zoning and Subdivision/Land Development Ordinances Amendments					
Prepare Official Map					
<b>Plans for Implementation</b>					
Update Transportation Plan					
Pursue Updated Act 167 Stormwater Management Plans with Dauphin County (and needed ordinance amendments)					
Update Act 537 Sewage Facilities Plan					
Begin U.S. Route 22 Redesign with PENNDOT and adjacent municipalities					
Establish Business Professional Committee					
<b>Public Education</b>					
Develop Residents' Guide to Community Resource Conservation					
Provide Greenways and Open Space Education					
<b>Recreation Planning and Development</b>					
Plan/Design AMP Park					
Implement AMP Park design					
Plan/Design Wolfersberger Tract					
Implement Wolfersberger design					
Plan NW and SE park acquisition					
Plan Township Greenway					
Begin Township Greenway					
Plan CPU Greenways					
Implement CPU Greenways					

	2003/2004	2005/2006	2007/2008	2009/2010	2011/2012
<b>Transportation Projects</b>					
<b>Township Roadway Projects</b>					
Improve Crums Mill Road					
Evaluate roadway improvements along Patton Road					
Extend Deaven Road to Elderberry Lane					
Extend Carolyn Street/Abbingdon Drive west to Colonial Road					
Reserve right-of-way to connect Locust Lane to Devonshire Road					
Evaluate improvements to Page Road north to Union Deposit Road					
Extend Continental Drive					
Extend Genoa Court eastward from Blue Meadow Farms to Linglestown Road					
<b>State Roadway Projects</b>					
Improve the Linglestown Square					
Evaluate North Mountain Road corridor improvements					
Align the intersection of Union Deposit Road and Nyes Road	coordinated with below				
Improve Union Deposit Road from Rutherford Road to Nyes Road	in progress	coordinated with above			
Extend Nyes Road from Jonestown Road to U.S. Route 22					
<b>Township Intersection Projects</b>					
Realign Abbingdon Drive and Berwyn Drive					
Realign Crums Mill Road and McIntosh Road					
Evaluate Devonshire Road/Devonshire Heights Road					
Evaluate intersection improvements for Locust Lane and Fairmont Drive					

### *Recreation Planning*

Tasks related to planning, design, and construction of recreational facilities

### *Transportation Projects*

Tasks related to transportation improvements

The items listed in the Capital Improvements Program include both policy updates and physical, community development and improvement projects. The implication of acting upon these items will involve the allocation of staff or consultant time and financial resources in varying proportions. Of course, the Township will need to consider these costs in programming improvement projects.

### **Conclusion**

This Comprehensive Plan is the product of a careful planning process through the five project phases.

- Phase I identified and evaluated trends, whether positive or negative, and characterized the current Township community and its resources through the community profiles.
- Phase II defined the preferred conditions of the Township's future according to residents and Planning Advisory Committee (PAC) and Planning Commission members.
- Phase III determined the approach that would carry the Township from its current condition to the preferred condition through the listing of goals and objectives.
- Phase IV detailed the changes that need to occur through action plans and implementation strategies supported by tools, partners, and funding resources.
- Phase V reviewed the Comprehensive Plan with the public and witnessed the adoption of the plan by the Board of Supervisors on (day), (date).

Township staff, committee members, and others are able to begin using the Plan immediately. They will be able to apply the Capital Improvements Program to their annual agenda. When the task is scheduled, they can refer to the action plans for tasks and resources. They can refer to Chapter 3 to review the vision they are trying to accomplish.

This Comprehensive Plan is rich in information and illustration to provide the Township with sound guidance for its future. It is intended to be used regularly, for the Plan can only accomplish the vision when it is applied. Regular review of the plan will enable the Township to continue to progress without starting from scratch. Amending the plan is possible, too, if the vision or the direction of the community changes. Regardless, the Plan is an investment in the community's future - the first of many to come.

